

TO LET

INDUSTRIAL/WAREHOUSE UNIT

8,960 SQ. FT (832.44 SQ. M)

HUNSLET TRADING ESTATE

UNIT 6 | HUNSLET TRADING ESTATE | SEVERN WAY | LEEDS | LS10 1BL



UNIT 6

TO BE FULLY REFURBISHED

- Superb access to Leeds City Centre, M621 and M1 Motorways
- Highly prominent corner unit fronting onto Low Road (A639)
- Self contained yard and loading area with the potential to be secured
- High quality office accommodation

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LOCATION

Hunslet Trading Estate is situated in an established and popular industrial location on the outskirts of Leeds City Centre.

The estate is strategically located circa 1 mile from Junctions 4, 5 and 7 of the M621 Motorway and just over 1.5 miles from both Leeds City Centre and Junction 44 of the M1 Motorway.

The estate itself is accessed off Severn Way, which is just off Low Road (A639).



DESCRIPTION

The property comprises an industrial/warehouse unit which benefits from the following specification;

- To be fully refurbished
- Highly prominent corner unit fronting onto Low Road (A639)
- Self contained yard and loading area with the potential to be secured
- High quality office accommodation

ACCOMMODATION

Accommodation	Sq. m	Sq. ft
Warehouse	663.46	7,141
Ground Floor Offices	84.49	909
First Floor Offices	84.49	909
TOTAL	832.44	8,960

SCOTT MORRISON

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TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

VIEWINGS

For further information or to arrange a viewing please contact the joint agents;

DANIEL WALKER

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